

00-0-0554

(Do Not Write Above This Line)

AN ORDINANCE

BY: COUNCILMEMBER DERRICK BOAZMAN

2-00-27

AN ORDINANCE TO AMEND THE CITY OF ATLANTA ZONING ORDINANCE, AS AMENDED, SO AS TO RE-ZONE CERTAIN PROPERTIES WITHIN THE SOUTHSIDE REDEVELOPMENT PLAN AREA FROM VARIOUS DISTRICTS TO VARIOUS DISTRICTS TO IMPLEMENT THE SOUTHSIDE URBAN REDEVELOPMENT PLAN; AND FOR OTHER PURPOSES.

NRU-Y

C.D's 1 and 12

ADOPTED BY

JUL 05 2000

COUNCIL

Substitute

☐ CONSENT REFER☐ REGULAR REPORT REFER☐ ADVERTISE & REFER☐ 1st ADOPT 2nd READ & REFER

Date Referred

4/300

Referred To:

Boazman & ZKB

ZKB and Boazman

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

☒ 2nd☐ 1st & 2nd☐ 3rd

Readings

☐ Consent☐ V Vote☒ RC Vote

CERTIFIED

CERTIFIED

JUL - 5 2000

ATLANTA CITY COUNCIL PRESIDENT

Ramon R. Pate

CERTIFIED

JUL 05 2000

Ramon R. Pate
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUL 14 2000

WITHOUT SIGNATURE
BY OPERATION OF LAW



Municipal Clerk
Atlanta, Georgia

00-O-0554

Z- 00- 27

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND THE CITY OF ATLANTA ZONING ORDINANCE, AS AMENDED, SO AS TO REZONE CERTAIN PROPERTIES WITHIN THE **SOUTHSIDE REDEVELOPMENT PLAN AREA** FROM VARIOUS DISTRICTS TO VARIOUS DISTRICTS TO IMPLEMENT THE SOUTHSIDE URBAN REDEVELOPMENT PLAN; AND FOR OTHER PURPOSES.

COUNCIL DISTRICTS 1 AND 12

NPU Y

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located in the **Southside Redevelopment Plan area**, be changed as described in the attached exhibit A and B and as shown on the attached maps Exhibit C, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **40, 41, 42, 56, 57, 71, 72, 73 and 89** of the **14th** District, **Fulton** County, Georgia, being more particularly shown on the attached map.

SECTION 2. That if this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

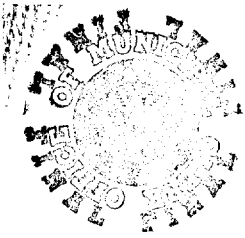
A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, OMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

JULY 05, 2000

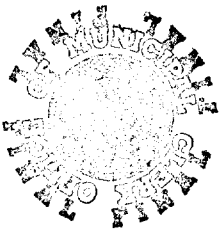
JULY 14, 2000



**DESCRIPTIONS OF PROPOSED ZONING DISTRICT CHANGES:
SOUTHSIDE AREA REDEVELOPMENT PLAN
(EXHIBIT A)**

Tract Number	Location	Current Zoning	Proposed Zoning	Rationale for Change
1	SW corner of Pryor Rd. at A&WP	I-2	C1-C	Promote commercial development that conforms to conditional zoning criteria.
2	Pryor Rd. at Joyland Pl.	C-1	C1-C	Promote commercial development that conforms to conditional zoning criteria.
3	Langford Pl.	R-5	RG3-C	Encourages increased residential growth and development
4	Langford Pl.	RG-2	RG3-C	Encourages increased residential growth and development
9	Englewood Ave. to A&WP Railway	I-1	I1-C	Promotes conformity to the conditional criteria.
10	Englewood Ave.	I-1	R4A	Promotes single family residential development.
12	McDonough Blvd. At Grape St.	I-2	C1-C	Promote commercial development that conforms to conditional zoning criteria.
13	McDonough Blvd. At Martin St.	I-2	R5	Allows for increased residential growth.
15	McDonough Blvd. At Grant St.	I1-C	I1-C	Promotes conformity to the conditional criteria.
16	McDonough Blvd. At Grant St.	C-2	C1-C	Promote commercial development that conforms to conditional zoning criteria.
18	Boulevard at Federal Ter.	C-1	C1-C	Promote commercial development that conforms to conditional zoning criteria.
19	Lethea St.	I-2	R4	Promotes single family residential development.

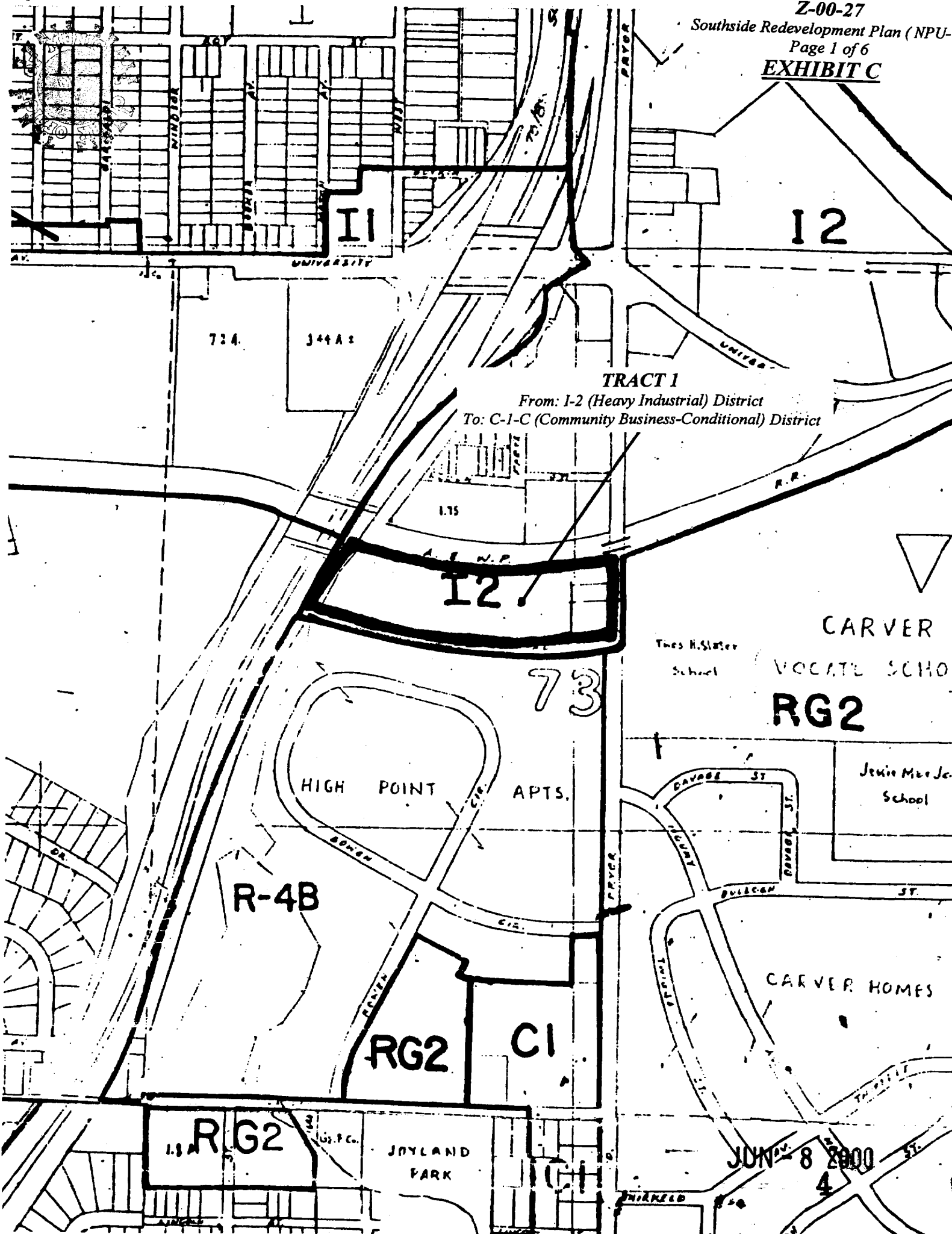
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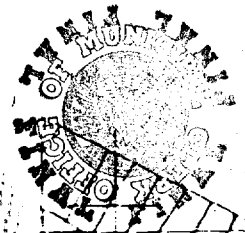


**DESCRIPTIONS OF PROPOSED ZONING DISTRICT CHANGES:
SOUTHSIDE AREA REDEVELOPMENT PLAN
CONDITIONAL ZONINGS
EXHIBIT B**

Tract Number	Location	Proposed Zoning	Proposed Zoning Condition
1	SW corner of Pryor Rd. at A&WP	C1-C	Pryor Road Design Guidelines (Attached Exhibit C); Commercial uses shall no have access via Manford Road.
2	Pryor Rd. at Joyland Pl.	C1-C	Pryor Road Design Guidelines (Attached Exhibit C)
3	Langford Pl.	RG3-C	Pryor Road Design Guidelines (Attached Exhibit C)
4	Langford Pl.	RG3-C	Pryor Road Design Guidelines (Attached Exhibit C)
9	Englewood Ave. to A&WP Railway	I1-C	All principal uses and structures allowed except for the following uses: adult businesses, parking structures and lots, junk yards, open storage, scrap metal processors, and salvage yards. A ten-foot landscape strip along the public right of way must be provided. All fencing shall be in accordance with city code.
10	Englewood Ave.	R4A	No Conditions
12	McDonough Blvd. At Grape St.	C1-C	All principal uses and structures allowed except for the following uses: adult video, adult entertainment, pool halls, taverns or bars, parking structures and lots and clubs and lodges; sales and leasing agencies for new or used passenger automobiles; selling, servicing and repairing of new or used vehicles or dealing with the disposal of used vehicles.
13	McDonough Blvd. At Martin St.	R5	No Conditions
15	McDonough Blvd. At Grant St.	I1-C	All principal uses and structures allowed except for the following uses: adult businesses, parking structures and lots, junk yards, open storage, scrap metal processors, and salvage yards. A ten-foot landscape strip along the public right of way must be provided. All fencing shall be in accordance with city code.
16	McDonough Blvd. At Grant St.	C1-C	All principal uses and structures allowed except for the following uses: adult video, adult entertainment, pool halls, taverns or bars, parking structures and lots and clubs and lodges; sales and leasing agencies for new or used passenger automobiles; selling, servicing and repairing of new or used vehicles or dealing with the disposal of used vehicles.
18	Boulevard at Federal Ter.	C1-C	All principal uses and structures allowed except for the following uses: adult video, adult entertainment, pool halls, taverns or bars, parking structures and lots and clubs and lodges; sales and leasing agencies for new or used passenger automobiles; selling, servicing and repairing of new or used vehicles or dealing with the disposal of used vehicles.
19	Lethea St.	R4	No Conditions

EXHIBIT C





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EXHIBIT C

TRACT 2

From: C-1 (Community Business) District
To: C-1-C (Community Business-Conditional) District

R-4B

TRACT 3

From: R-5 (Two Family Residential) District
To: RG-3-C (Residential General-Sector 3-Conditional) District

RG2

C1

RG2

JOYLAND PARK

C1

TRACT 4

From: RG-2 (Residential General-Sector 2) District
To: RG-3-C (Residential General-Sector 3-Conditional) District

R5

C1

RG-2-C

72

RG

LA VILLA

APTS.

C1

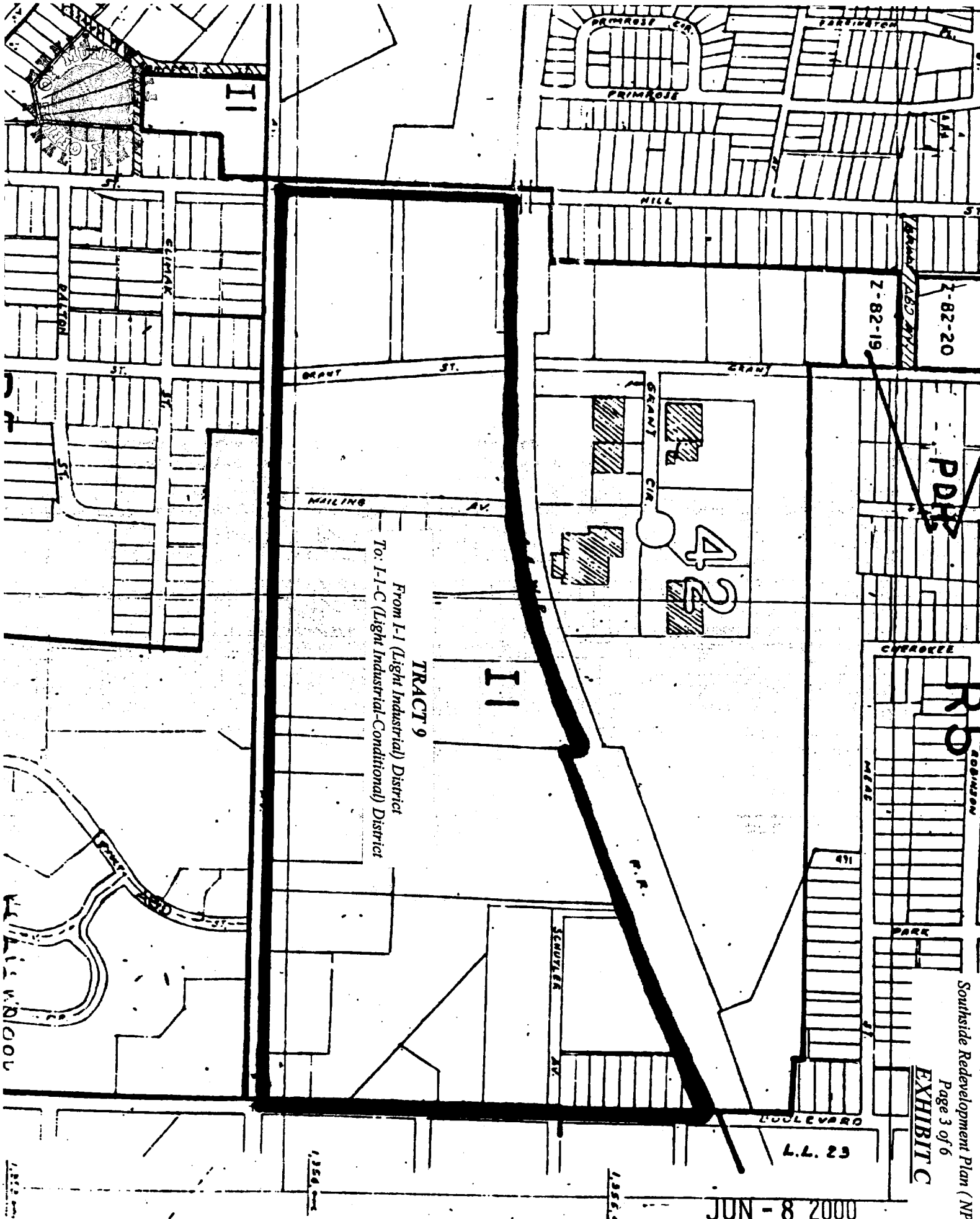
LAKELAND VILLAGE APTS.

RG2

JUN - 8 2000

5

II



From I-1 (Light Industrial) District
To: I-1-C (Light Industrial-Conditional) District

TRACT 9

*From I-1 (Light Industrial) District
To: R-4A (Single Family Residential) District*

12 From: I-2 (Heavy Industrial) District
To: R-5 (Two Family Residential) District

From: I-1-C (Light Industrial-Conditional) District
To: I-1-C (Light Industrial-Conditional) District

From: I-2 (Heavy Industrial) District
To: C-1-C (Community Business-Conditional) District

From: C-2 (Commercial Service) District
To: C-1-C (Community Business-Conditional) District

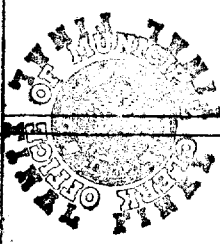
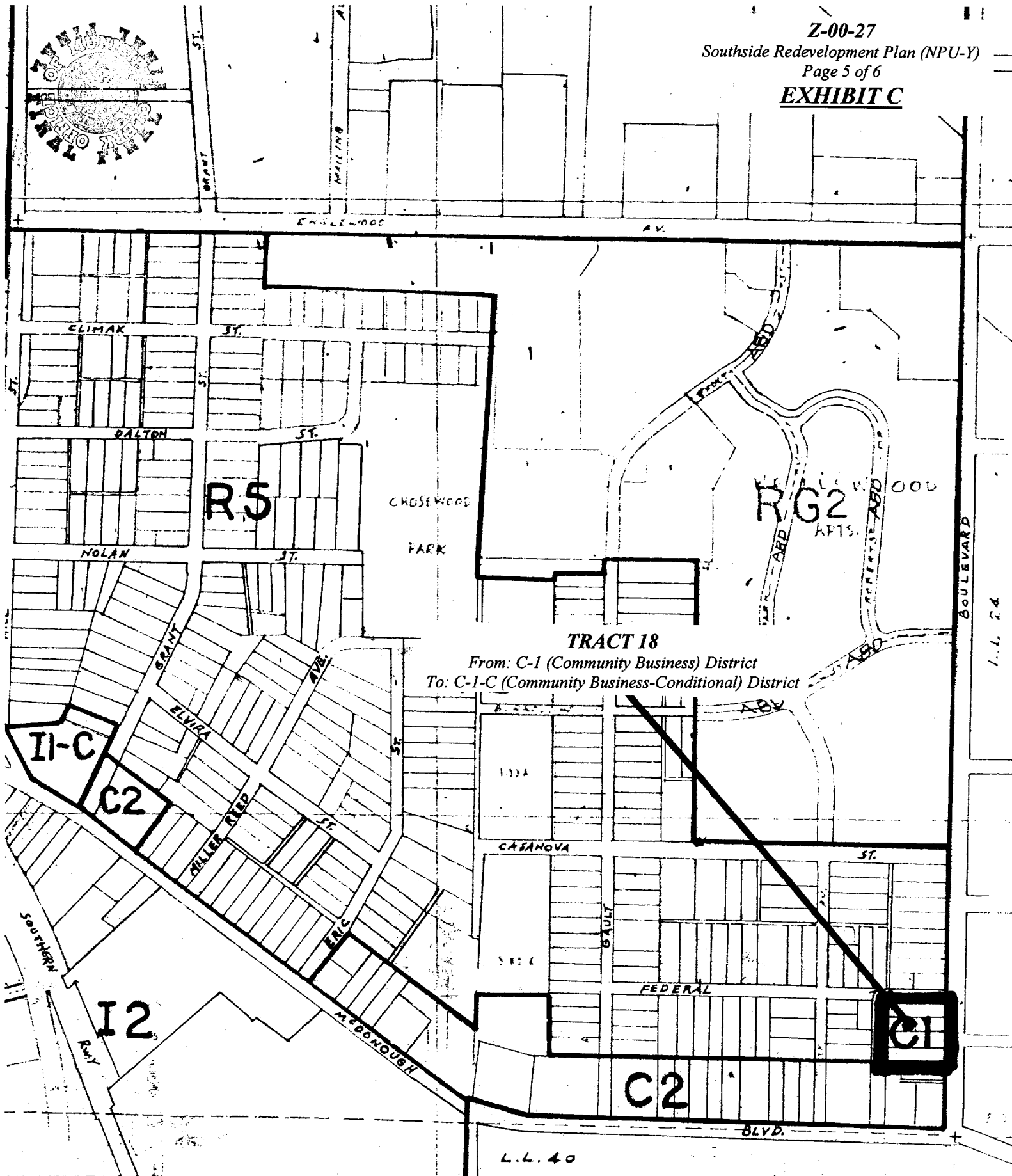


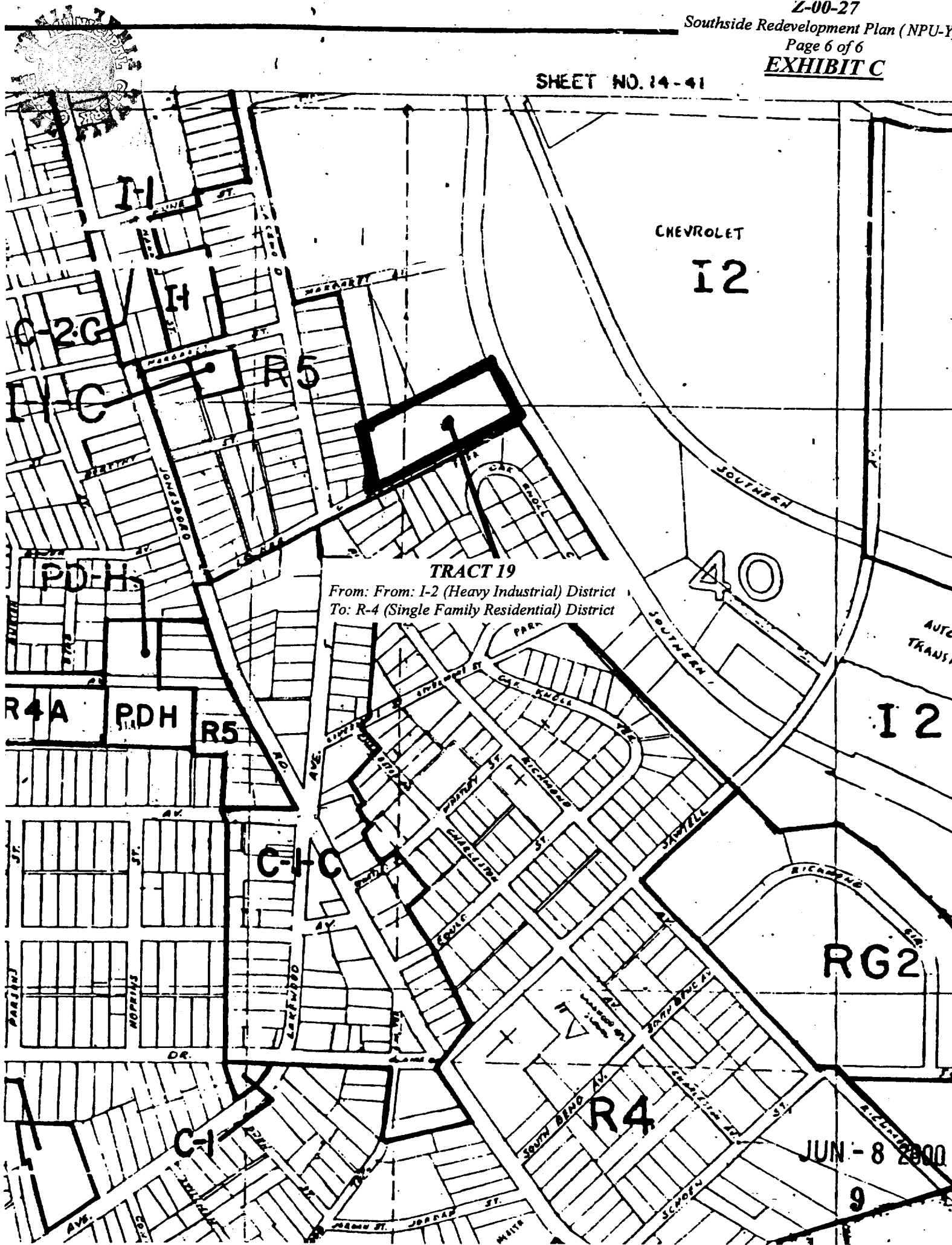
EXHIBIT C



TRACT 18

From: C-1 (Community Business) District
To: C-1-C (Community Business-Conditional) District

SHEET NO. 14-41



RCS# 2074
7/05/00
3:38 PM

Atlanta City Council

Regular Session

00-O-0554 Z-00-27; Various* Southside Redevelop.
 Plan Area (Y-1 & 12)
 Adopt/Substit

YEAS: 12
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 1
ABSENT 1

Y McCarty	Y Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
E Bond	Y Morris	Y Maddox	B Alexander
NV Winslow	Y Muller	Y Boazman	NV Pitts

00-O-0554